

**NOTICE: TEXT AMENDMENT  
TO THE  
CITY OF CHELSEA ZONING ORDINANCE ADOPTED**

Notice is hereby given that the Chelsea Planning Commission conducted a public hearing, as the statute in such case provides, for amendment of the Chelsea City Zoning Ordinance (Ordinance No. 181). On November 15, 2021, the City of Chelsea City Council adopted this Ordinance Amendment.

The text amendment was requested by **the City of Chelsea Planning Commission** to **amend Section 7.05 – Site Landscaping and 7.14- Waivers** by making the following changes:

Add the following to 7.05-A “Location. Any portion of a front, side, or rear yard not utilized for storage, parking, loading, or unloading in a zoning district other than R-1, R-2, DT, PED, and MI shall be required to plant site landscaping in open space areas. Require open space areas shall be maintained in a neat condition”

Add “Within Yards” to 7.05 A after “Near Service Areas”

Modify the header for 7.05 B from “interior site landscaping” to “required site landscaping” and change the word “lot coverage” to “impervious coverage.” Add “the required open space area for each zoning district are as follows” and add the corresponding chart according to 3.06 A- Impervious Coverage.

Add “Frontage, parking lot, and screening landscaping areas required by this Article, may be counted toward meeting the required open space area. The minimum required plantings for open space shall be in addition to other landscaping requirements as follows:” to 7.05 B

Add the word “required” before “open/green space” in the planting chart under 7.05 B

Add the following language to Article 7.14-Waivers

“Modification of Site Landscaping. Planning Commission may modify site landscaping requirements including the required open space area and minimum required plantings if, in review of the landscape plan, one of the following findings can be made:

1. The site has existing landscape features (trees or shrubs) which are consistent with the standards set forth in Section 7.05. Planning Commission shall require preservation of these landscape features as a condition of site plan approval.
2. The arrangement of the proposed site landscaping meets the intent of Section 7.05 and will not result in negative impacts on adjacent land uses.

In consideration of a modification to site landscaping requirements, no modifications to Section 3.06, Schedule of Regulations, Impervious Coverage, shall be permitted.”